Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	24 KARAWARRA CIRCUIT CRANBOURNE NORTH VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$740,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$735,000	Property type	House	Suburb	Cranbourne North
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21 LEYLAND DRIVE NARRE WARREN SOUTH VIC 3805	$780,000	19-Aug-25
10 ST GWINEAR LANE CRANBOURNE NORTH VIC 3977	$760,000	22-Jul-25
5 AMBURLA DRIVE CRANBOURNE NORTH VIC 3977	$745,000	14-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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21 LEYLAND DRIVE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **$780,000** Sold Date **19-Aug-25**

Distance **0.26km**



10 ST GWINEAR LANE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **$760,000** Sold Date **22-Jul-25**

Distance **0.4km**



5 AMBURLA DRIVE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **$745,000** Sold Date **14-Aug-25**

Distance **0.58km**



9 TAMARIND ROAD CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **$742,000** Sold Date **11-May-25**

Distance **1.02km**

RS = Recent sale **UN** = Undisclosed Sale

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